

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
APPROVING THE ANNUAL ENGINEER'S REPORT FOR
THE DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT NO. 2
AND APPROVING THE LEVYING OF ASSESSMENTS FOR FISCAL YEAR 2025-26

WHEREAS, the Downtown Parking Maintenance and Operation Assessment District No. 2 was established on July 30, 1979 pursuant to the Municipal Improvement Act of 1913 and Mountain View City Code Section 17.128.30; and

WHEREAS, the Downtown Parking Maintenance and Operation Assessment District No. 2 is one component of the City of Mountain View's Downtown Parking Maintenance and Operation and Assessment District along with the Downtown Parking Program, Parking In-Lieu Fees, and property taxes; and

WHEREAS, the Downtown Parking Maintenance and Operation Assessment District No. 2 contributes to a portion of the necessary funds to maintain and operate parking lots and structures within the District; and

WHEREAS, City staff has prepared an Engineer's Report with proposed assessments on downtown properties to fund the operation of the Downtown Parking Maintenance and Operation Assessment District No. 2 for Fiscal Year 2025-26 in accordance with the Municipal Improvement Act of 1913 and Mountain View City Code Section 17.128.30; and

WHEREAS, said Engineer's Report has been provided to the City Council and made available to affected property owners and the general public; and

WHEREAS, the City intends to maintain the same total annual assessments equaling One Hundred Fifty-Eight Thousand Six Hundred Six Dollars (\$158,606), with no changes to the assessment formula, for the Downtown Parking Maintenance and Operation Assessment District No. 2 for Fiscal Year 2025-26; now, therefore, be it

RESOLVED: That the City Council of the City of Mountain View approves the Engineer's Report for the Downtown Parking Maintenance and Operation Assessment District No. 2 for Fiscal Year 2025-26 in its entirety; a copy of which is attached hereto as **Exhibit A**; and be it

FURTHER RESOLVED: That the City Council of the City of Mountain View approves levying the total annual assessment equaling One Hundred Fifty-Eight Thousand Six Hundred Six Dollars

(\$158,606) and approves levying the particular amount chargeable to each parcel as described in **Exhibit A**; and be it

FURTHER RESOLVED: That the assessments shall be attached to real property and collected with the annual county property taxes; and be it

FURTHER RESOLVED: That the Finance and Administrative Services Director is hereby directed to deliver a copy of this Resolution and **Exhibit A**, the Engineer's Report, together with the City Clerk's certification as to its approval, to the office designated by law to extend special assessments upon the tax rolls to which they are to be allocated.

JL/8/RESO
819-05-14-24r

Exhibit: A. Engineer's Report



**CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND
OPERATION ASSESSMENT DISTRICT**

**ENGINEER'S REPORT
FISCAL YEAR 2025-26**

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2025-26**

Ellen Kamei
Mayor

Emily Ann Ramos
Vice Mayor

Chris Clark
Councilmember

Alison Hicks
Councilmember

John McAlister
Councilmember

Lucas Ramirez
Councilmember

Pat Showalter
Councilmember

Kimbra McCarthy	City Manager
Heather Glaser	City Clerk
Jennifer Ng	Public Works Director
Ed Arango	City Engineer
Christian Murdock	Community Development Director

Prepared by:

Amanda Rotella
Acting Economic Vitality Manager

**ENGINEER’S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2025-26**

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FISCAL YEAR 2025-26**

I, Heather Glaser, City Clerk of the City of Mountain View, do certify that the foregoing assessment was approved and confirmed by the City Council of the City of Mountain View on May 13, 2025.

Heather Glaser
City Clerk
City of Mountain View

I, Ed Arango, City Engineer of the City of Mountain View, do hereby certify that the foregoing assessment was recorded in my office on May 13, 2025.

Ed Arango
City Engineer
City of Mountain View

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2025-26**

I, Ed Arango, City Engineer of the City of Mountain View, California, pursuant to the provisions of Section 17.128.30, Division VII of Chapter 17 of the Mountain View City Code, hereby make this report on the following benefit assessments to cover the costs and expenses of maintaining and operating the improvements within the Downtown Parking Maintenance and Operation Assessment District of said City, including the costs and expenses incidental thereto, to be paid for by said District.

The amount to be paid therefore by said District for the Fiscal Year 2025-26 is as follows (refer to Assessment District Budget on page 5.)

I do hereby assess and apportion the amount of said costs and expenses, including the costs and expenses incidental thereto, upon the several lots, parcels, or property liable therefor and benefiting thereby in proportion to the benefits received by such lots or parcels of property, for the maintenance and operation hereof, and more particularly set forth in the assessment roll hereto attached and by reference made a part hereof.

Each lot or parcel of land is described in the assessment roll by reference to its Assessor's Parcel Number (A.P.N.) as shown on the Assessor's Map of the County of Santa Clara for Fiscal Year 2025-26

Dated Signature

Signature

May 13, 2025

Ed Arango
City Engineer
City of Mountain View

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2025-26**

Assessment District Budget Summary

<u>Statement of Revenues, Expenditures and Balances</u>						
				Adopted Budget <u>2024-25</u>	Estimated <u>2024-25</u>	Recom. Budget <u>2025-26</u>
Revenues and Sources of Funds:						
	Maintenance Assessment District			158,606	158,606	158,606
	Total			158,606	158,606	158,606
Expenditures and Uses of Funds:						
	Contract Services (Elevator maint., pressure washing, Parking Data)			45,300	45,300	55,800
	Operations (electrical/water)			155,200	155,200	155,200
	Total			200,500	200,500	211,000
Revenues and Sources Over (Under)						
	Expenditures and Uses			(41,900)	(41,900)	(52,400)

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2025-26**

RULES FOR SPREADING ASSESSMENT

Each assessment shall be comprised of two components—one based on land use and the other on parcel area. Approximately, seventy-five percent (75%) of the annual assessment shall be on the basis of land use, while the remaining twenty-five (25%) of the annual assessment shall be on the basis of parcel area. The total of all assessed properties within the District is One Hundred Fifty-Eight Thousand Six Hundred Six Dollars (\$158,606).

Therefore, the ratio of total assessment is \$118,606 for land use and \$40,000 for parcel area.

I. LAND USE COMPONENT

This component will be based on the total number of off-street parking spaces required by a given land use according to the City of Mountain View Parking Ordinance, Section 36.37.1, Article IV of Chapter 36 of the Mountain View City Code (Appendix A). Vacant buildings will be assessed according to their most recent land use. For properties which have more than one land use, the assessment will be calculated for each land use and then added to get the total assessment for this component.

For Assessment Parcel No. 130, a credit will be given for the land use component to offset services provided to the community. The number of parking spaces assigned to the existing land use on Assessment Parcel No. 130 is zero (0).

The total number of parking spaces required within the district is 5,936. Based on the aforementioned 75 percent ratio and total land use component being \$118,606, the fee per required parking space is \$19.98079515.

II. PARCEL AREA COMPONENT

This component is based on the parcel area in square footage. In the case of multi-unit residential subdivisions, the area calculated will be on the square footage of the individual unit.

The total parcel area in the district is 942,903 square feet. Based on the aforementioned 25 percent ratio and the total parcel area component being \$40,000, the fee per square foot of parcel area is \$0.042422179.

ASSESSMENT SUMMARY

	Total	Rate	Total
Parking Required	5,936	\$19.98079515	\$118,606
Parcel Area	942,903	\$0.042422179	\$40,000
			\$158,606

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2025-26**

ASSESSMENT ROLL NEXT PAGE

ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2025-26
Assessment Roll

#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
1	Villa Street LP	158-15-024 990 Villa	Total	16,785		56	11,250	\$1,596.17
			Office	16,785	56			
2	M & J Land & Equipment Leasing Company	158-15-023 954 Villa	Office	8,200	27	27	11,903	\$1,044.43
3	Aviet, Thomas G.	158-15-022 938 Villa	Single Residence	1,868	4	22	11,250	\$916.83
			Restaurant (Chez TJ)	2 units 44 Seats	18			
4	Bryant Park Plaza Inc	158-15-037 900 Villa	Office	21,745	72	72	11,229	\$1,914.98
5	City of Mountain View	N/A 1XX Bryant Alley Way	Alley	N/A	0	0		\$0.00
6	Bryant Place Limited Partnership	158-51-001/044 907 W. Evelyn	Residential Condominiums 44 units					
Note: Parcels 5, 6, 7, 8, & 9 were redeveloped during the 1999-2000 Fiscal Year. Parcel 5 is the alley, parcel 6 is the residential								
6a	Rhodes, Bradley J.	158-51-001 108 Bryant #1	Residence Condominium	1 Unit	2	2	1,030	\$83.66
6b	Li, Enling	158-51-002 108 Bryant #3	Residence Condominium	1 Unit	2	2	1,030	\$83.66
6c	CHAO CLIFFORD H AND LING-CHAO JACKIE C TRUST	158-51-003 108 Bryant #5	Residence Condominium	1 Unit	2	2	1,059	\$84.89
6d	Chen Yann-Shin Et Al	158-51-004 108 Bryant #7	Residence Condominium	1 Unit	2	2	1,059	\$84.89
6e	King Christopher P	158-51-005 108 Bryant #9	Residence Condominium	1 Unit	2	2	1,030	\$83.66
6f	Estoesta, Sheilah S	158-51-006 108 Bryant #11	Residence Condominium	1 Unit	2	2	1,030	\$83.66
6g	Lin, Hung-Jen & Chen, Hsueh-Mei	158-51-007 108 Bryant #2	Residence Condominium	1 Unit	2	2	1,080	\$85.78
6h	Nair Sundar Family Trust	158-51-008 108 Bryant #4	Residence Condominium	1 Unit	2	2	1,080	\$85.78

ENGINEER'S REPORT
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FISCAL YEAR 2025-26
Assessment Roll

#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
6i	Thomas Goff and Deanne Ecklund	158-51-009 108 Bryant #6	Residence Condominium	1 Unit	2	2	1,172	\$89.68
6j	Agarwal, Suresh and Renu	158-51-010 108 Bryant #8	Residence Condominium	1 Unit	2	2	1,172	\$89.68
6k	Ucpinar Sibel and Taskin	158-51-011 108 Bryant #10	Residence Condominium	1 Unit	2	2	1,080	\$85.78
6l	Lee, Cheryl C	158-51-012 108 Bryant #12	Residence Condominium	1 Unit	2	2	1,080	\$85.78
6m	Young, Karen K Trustee	158-51-013 108 Bryant #33	Residence Condominium	1 Unit	2	2	1,030	\$83.66
6n	Loughlin Stephen Trustee	158-51-014 108 Bryant #35	Residence Condominium	1 Unit	2	2	1,030	\$83.66
6o	GOPALAKRISHNAN VARADARAJAN TRUSTEE AND ET AL	158-51-015 108 Bryant #37	Residence Condominium	1 Unit	2	2	1,030	\$83.66
6p	Viswanathan Krishnaswamy	158-51-016 108 Bryant #39	Residence Condominium	1 Unit	2	2	1,030	\$83.66
6q	Manungay, Albert L	158-51-017 108 Bryant #41	Residence Condominium	1 Unit	2	2	1,059	\$84.89
6r	Martinez, Wayne & Maria I Trustee	158-51-018 108 Bryant #43	Residence Condominium	1 Unit	2	2	1,059	\$84.89
6s	SINGH RUTA TRUSTEE	158-51-019 108 Bryant #34	Residence Condominium	1 Unit	2	2	1,080	\$85.78
6t	Tanouchi Reiko Et Al	158-51-020 108 Bryant #36	Residence Condominium	1 Unit	2	2	1,080	\$85.78
6u	Kasof, Robert M Trustee	158-51-021 108 Bryant #38	Residence Condominium	1 Unit	2	2	1,172	\$89.68
6v	Mulyasasmita, Cindy Et Al	158-51-022	Residence	1 Unit	2	2	1,172	\$89.68

ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
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Assessment Roll

#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
	Mulhasasmita, Widya	108 Bryant #40	Condominium					
6w	Koh Huilin and Wysocki Adalbert	158-51-023 108 Bryant #42	Residence Condominium	1 Unit	2	2	1,080	\$85.78
6x	Tessler, David	158-51-024 108 Bryant #44	Residence Condominium	1 Unit	2	2	1,080	\$85.78
6y	Huang, Amy	158-51-025 108 Bryant #31	Residence Condominium	1 Unit	2	2	1,427	\$100.50
6z	Barchard Frank and Lai Vivian	158-51-026 108 Bryant #29	Residence Condominium	1 Unit	2	2	1,059	\$84.89
6aa	Karr, Cynthia L. Trustee	158-51-027 108 Bryant #27	Residence Condominium	1 Unit	2	2	1,059	\$84.89
6ab	Liu Gang Trustee, Ma Meiling Trustee	158-51-028 108 Bryant #25	Residence Condominium	1 Unit	2	2	1,059	\$84.89
6ac	MOBASSALY ROBERT TRUSTEE AND ET AL/XU KATHERINE TRUSTEE	158-51-029 108 Bryant #23	Residence Condominium	1 Unit	2	2	1,059	\$84.89
6ad	Wu, Jonathan	158-51-030 108 Bryant #21	Residence Condominium	1 Unit	2	2	1,427	\$100.50
6ae	Huang, Jeffrey and Leung Stephanie Siuyan Trust	158-51-031 108 Bryant #32	Residence Condominium	1 Unit	2	2	1,352	\$97.32
6af	Blake-Burke Living Trust	158-51-032 108 Bryant #30	Residence Condominium	1 Unit	2	2	1,172	\$89.68
6ag	Gazioglu, Husamettin	158-51-033 108 Bryant #28	Residence Condominium	1 Unit	2	2	1,172	\$89.68
6ah	Cymrot Allen Trustee	158-51-034 108 Bryant #26	Residence Condominium	1 Unit	2	2	1,172	\$89.68
6ai	Gimpel, Jon E. Et Al	158-51-035	Residence	1 Unit	2	2	1,172	\$89.68

ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
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FISCAL YEAR 2025-26
Assessment Roll

#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
		108 Bryant #24	Condominium					
6aj	Phansalkar Shailesh Trust	158-51-036 108 Bryant #22	Residence Condominium	1 Unit	2	2	1,352	\$97.32
6ak	Singh Kritika	158-51-037 108 Bryant #19	Residence Condominium	1 Unit	2	2	1,427	\$100.50
6al	Davis Claudette Et Al	158-51-038 108 Bryant #17	Residence Condominium	1 Unit	2	2	1,080	\$85.78
6am	Kao, Wayne	158-51-039 108 Bryant #15	Residence Condominium	1 Unit	2	2	1,080	\$85.78
6an	Zhang Ming & Zheng Haiyan	158-51-040 108 Bryant #13	Residence Condominium	1 Unit	2	2	1,427	\$100.50
6ao	Chan, Darren	158-51-041 108 Bryant #20	Residence Condominium	1 Unit	2	2	1,352	\$97.32
6ap	Gupta Neeraj and Shilpa K	158-51-042 108 Bryant #18	Residence Condominium	1 Unit	2	2	1,172	\$89.68
6aq	Su, Hon-Tsing Trustee Su, Po-Ming Trustee	158-51-043 108 Bryant #16	Residence Condominium	1 Unit	2	2	1,172	\$89.68
6ar	Berry Kathryn Anne Trustee	158-51-044 108 Bryant #14	Residence Condominium	1 Unit	2	2	1,352	\$97.32
11	899 West Evelyn LLC	158-15-039 899 W. Evelyn	Office	75,475	252	252	16500	\$5,735.13
*Parcels 10 and 11 merged with recordation of the final map in 2013.								
12	City of Mountain View	158-15-016 135 Bryant	Parking Structure #1					\$0.00
13	Chen Mark	158-15-014 860 Villa	Parking for #15	N/A	0	0	3,120	\$132.36
14a*	R & S Mountain Plaza LLC	158-16-001 888 Villa (1st Floor)	Indoor Recreation (Next Level) Office	2,000 4,179	10 14	24	1,199	\$530.40

ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2025-26
Assessment Roll

#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
14b*	R & S Mountain Plaza LLC	158-16-003 888 Villa (2nd Floor)	Office	6,179	21	21	1,379	\$478.10
14c*	R/S Mountain Plaza LLC	158-16-002 888 Villa (2nd Floor)	Office	6,179	21	21	380	\$435.72
14d*	R & S Mountain Plaza LLC	158-17-001 888 Villa (3rd Floor)	Office	6,179	21	21	1,758	\$494.17
14e*	R & S Mountain Plaza LLC	158-18-001 888 Villa (4th Floor)	Office	5,800	19	19	1,290	\$434.36
14f*	R & S Mountain Plaza LLC	158-18-002 888 Villa (5th Floor)	Office	5,800	19	19	1,108	\$426.64
15	Chen Mark ET AL	158-15-015 852-858 Villa	Total	3,840		20	4,680	\$598.15
			Retail & Personal Serv.	3,240	18			
			Apartment	1 Unit	2			
16	Hanson America LLC	158-15-013 194-198 Castro	Total	7,392		73	6,150	\$1,719.49
			Office	3,892	13			
			Restaurant (Agave)	3,500	35			
			Outdoor Patio (Private Seats)	62 Seats	25			
17a	Chen Chien-Liang & Hsiang-Fang T	158-15-033 186 Castro	Restaurant (La Fontaine)	2,247	22	32	3,075	\$769.83
	Note: parcel 17 was split during 1994/95; former APN is 158-15-012		Outdoor Patio (La Fontaine Seats)	26 Seats	10			
17b	TU AND CHU CORPORATION ET AL	158-15-032 180 Castro	Restaurant (Udon)	2,307	23	31	3,075	\$749.85
	Note: parcel 17 was split during 1994/95; former APN is 158-15-012		Outdoor Patio (Udon Seats)	20	8			
18	Hwang Dynasty LLC	158-15-011 174 Castro	Restaurant (Amarin)	5,300	53	74	6,150	\$1,739.48
			Outdoor Patio (Amarin #1 Seats)	52 Seats	21			
19	Chen, Chien-Liang; Hsiang-Fang W	158-15-010 160 Castro	Restaurant (Doppio)	2,997	30	46	3,132	\$1,051.98
			Outdoor Patio (Doppio Seats)	40 seats	16			
20	Grand Franklin Inc.	158-15-036	Total	17,700		141	9,469	\$3,218.99

ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2025-26
Assessment Roll

#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
		142 - 156 Castro	Restaurant (Asian Box, Blue Line, Ramen) Office Outdoor Patio (Asian Box, BlueLine, Ramen Seats)	8,000 9,700 73 Seats	80 32 29			
21	Ha Donna Dompling et al	158-15-008	Restaurant (3 Kingdoms/Teaspoon)	6,480	65	65	3,690	\$1,455.29
		134 Castro	Outdoor Patio (3 Kingdom Seats)	0 Seats	0			
22	Click Enterprises LLC	158-15-038	Restaurant (Orens/Joyous Cuisine)	5,004	50	73	5,859	\$1,707.15
		124-126 Castro	Outdoor Patio (Joyous Seats) Outdoor Patio (Orens Seats)	28 Seats 30 Seats	23			
23	Margaretic, Pero & Anka	158-15-006 110 Castro	Restaurant (Vida) Outdoor Patio (Vida Seats)	5,000 50 Seats	50 20	70	5,684	\$1,639.78
24	CASTRO MV PROPERTY LLC	158-15-005 108 Castro	Restaurant (Vaso) Outdoor Patio (Vaso 30 Seats)	2,300 30 Seats	23 12	35	2,849	\$820.19
25	Smith, Scott L Trustee	158-15-004 102 Castro	Restaurant (Happy Lamb) Outdoor Patio (Happy Lamb Seats)	3,000 15 Seats	30 6	36	3,210	\$855.48
26	Xu Lawrence	158-15-003 867 W. Evelyn	Retail	480	3	3	480	\$80.31
27	City of Mountain View	158-20-062 Evelyn & Castro	Transit Plaza/Centennial Plaza		0			\$0.00
28	TANG KIM C TRUSTEE AND ET AL, TANG BETTY Y TRUSTEE	158-20-014	Total	2,440		86	2,904	\$1,841.54
		135-143 Castro	Restaurant (Olympus/Mi Fang) Outdoor Patio (Yi Fang/Olympus Seats)	2,440 156 Seats	24 62			
29a*	Trinh Quan LLC	158-19-001 147 Castro #1	Restaurant (Amarin #2) Outdoor Patio (Amarin #2 Seats)	1,312 28 Seats	13 11	24	708	\$509.57
29b*	Trinh Quan LLC	158-19-002 147 Castro #2a	Office	656	2	2	335	\$54.17
29c*	Trinh Quan LLC	158-19-003 147 Castro #2b	Office	656	2	2	354	\$54.98

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CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
29d*	Trinh Quan LLC	158-19-004 147 Castro #3	Office	1,000	3	3	466	\$79.71
30	Quan, Trinh LLC	158-20-071 153 Castro	Total Restaurant (Fu Lum) Office Outdoor Patio (Fu Lum Seats)	12,140 7,854 4,286 52 Seats	79 14 21	114	5,640	\$2,517.07
31	171 CASTRO PROPERTY LLC	158-20-012 169-171 Castro	Total Retail Apartments Storage	7519 0 5 Units 3,200	0 10 2	12	5,103	\$456.25
32	Fraternal Order of Eagles Mt View	158-20-011 181 Castro	Meeting Hall	1,800	36	36	2,639	\$831.26
33	KATHERINE JANE COBLER 2011 AND KEVIN COBLER 2008 REVOCABLE TRUST	158-20-010 185-191 Castro	Total Office Restaurant (Medeterrian/Eureka) Outdoor Patio (Eureka/Mediterranean Seats)	9,189 3,815 5,374 50 Seats	13 54 20	87	6,588	\$2,017.81
34	CHEN CHIEN-LIANG TRUSTEE AND ET AL CHEN HSIANG-FANG WU TRUSTEE	158-20-009 740-746 Villa	Total Restaurant Retail	3,000 2,250 750	23 4	27	4,306	\$722.15
35	Seven Stars Management LLC	158-20-008 702 - 738 Villa	Total Personal Service Retail Restaurant (Seasons)	5,600 3,200 800 1,600	18 4 16	38	8,625	\$1,125.16
36	City of Mountain View	158-20-072 1XX Hope	Parking Lot #4					\$0.00
37	C-M Evelyn Station LLC	158-20-015 727 - 747 W Evelyn Ave	Office	5,800	19	19	7,822	\$711.46
38	C-M Evelyn Station LLC	158-20-066 701 W. Evelyn	Total Restaurant Office	3,378 1,344 2,034	13 7	20	2,278	\$496.25
39	WANG ANGELA CHIA-I TRUSTEE	158-20-005 105 Hope Street	Total Office	8,850 8,850	30	30	8,850	\$974.86
40	City of Mountain View	158-20-004	Parking Lot #8					\$0.00

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CITY OF MOUNTAIN VIEW
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FISCAL YEAR 2025-26
Assessment Roll

#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
		1XX Hope						
41	HOPE VILLA LP	158-20-003 682 Villa	Medical Office	8,227	55	55	11,250	\$1,576.19
42	ROBERT L TURNBULL AND PAULA S TRUNBULL	158-22-022 211 Hope	U.S. Post Office (warehousing and service)	12,325	62	62	22,500	\$2,193.31
43	Easthope LLC	158-22-021 231-235 Hope	Single Residence Apartments	1 unit 4 units	0 0	0	0	\$0.00
All units were sold. Owner does not appear in existing County database.								
43a	SANJEKAR VINAYKUMAR RAVINDRA	379 HOPE ST STE 158-23-086	Residence Condominium	1 Unit	2	2	937	\$79.71
43b	ZAMANI BABAK	381 HOPE ST STE 158-23-087	Residence Condominium	1 Unit	2	2	937	\$79.71
43c	ATO YANICKS AND MARILYN A YANICKS FAMILY TRU	375 HOPE ST STE 158-23-088	Residence Condominium	1 Unit	2	2	937	\$79.71
43d	SEMPER HOLDINGS LIMITED	377 HOPE ST STE 158-23-089	Residence Condominium	1 Unit	2	2	937	\$79.71
43e	CHIEN GIANNA GALICIA	383 HOPE ST STE 158-23-090	Residence Condominium	1 Unit	2	2	937	\$79.71
43f	LIU SAMSON JAN-TOUA AND WANG CONNIE PIN-CH	385 HOPE ST STE 158-23-091	Residence Condominium	1 Unit	2	2	937	\$79.71
43g	BENNETT ELIZABETH M ET AL	387 HOPE ST STE 158-23-092	Residence Condominium	1 Unit	2	2	937	\$79.71
43h	YU AN AN	389 HOPE ST STE 158-23-093	Residence Condominium	1 Unit	2	2	937	\$79.71
43i	BERK MARY H TRUSTEE	391 HOPE ST STE 158-23-094	Residence Condominium	1 Unit	2	2	937	\$79.71
43j	MURPHY GREGORY J	393 HOPE ST STE 158-23-095	Residence Condominium	1 Unit	2	2	937	\$79.71

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43k	BERSHADER BRIAN K	395 HOPE ST STE 158-23-096	Residence Condominium	1 Unit	2	2	937	\$79.71
43l	FINLAYSON ROSS S TRUSTEE	397 HOPE ST STE 158-23-097	Residence Condominium	1 Unit	2	2	937	\$79.71
44	City of Mountain View	158-22-020	Parking Lot #9					\$0.00
45	City of Mountain View	2XX Hope						
46	660 Dana Street LP	158-22-018 660 W Dana	Office	5,000	17	17	6,325	\$607.99
47	Dana & Hope LLC	158-22-019 676 - 698 W. Dana	Total Restaurant Personal Services Office	5,742 1,955 1,557 2,230	20 9 7	36	10,925	\$1,182.77
48	AUBURN HOLDING TRUST	158-22-016 280 Hope	Office	8,214	27	27	6,540	\$816.92
49	LEE JIA HUEAY TRUSTEE AND ET AL	158-22-017 736 - 744 W. Dana	Total Nightclub (Alberto's) Restaurant (Roasters)	6,260 3,400 2,860	68 29	97	5,950	\$2,190.55
50	LOS ALTOS HOLDING TRUST	158-22-015 278 Hope	Office	6,518	22	22	8,400	\$795.92
51	City of Mountain View	158-22-014 2XX Hope	Parking Lot #5		0			\$0.00
52a	Laima LLC	158-22-013 210 Hope	Total Office Restaurant (Hot Pot)	6,800 3,000 3,800	10 38	48	5,453	\$1,190.41
52b	JSK Real Estate LLC	158-22-012 735 Villa	Restaurant (Fiesta Del Mar)	2,325	23	23	3,768	\$619.41
53	Akkaya Cihan & Serife	158-22-011 201 Castro (761 Villa St)	Total Office Restaurant (Red Rock) Outdoor Patio (Redrock Seats)	7,125 5,375 1,750 9 seats	18 18 4	40	2,360	\$899.35
54	215 Castro Street LLC	158-22-009 209 - 227 Castro	Total Office Restaurant (Poke. Patissiere, St. Stephens)	22,561 15,600 6,961	52 70	150	8,855	\$3,372.77

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			Outdoor Patio (Poke,Patissiere,St.Stephens Seats)	70 Seats	28			
55	Larnel Inc.	158-22-050 231 - 235 Castro	Restaurant (Don Giovanni) Outdoor Patio (Don Giovanni Seats)	4,625 16 Seats	46 6	52	6,708	\$1,323.57
56	Big Stone LLC	158-22-007 241 Castro	Total Restaurant (Molly/Gelato) Outdoor Seating (Molly/Gelato Seats)	3,500 3,500 10 Seats	35 4	39	5,040	\$993.06
57	WANG YUAN-CHIN	158-21-002 759-C Villa	Residence	1 Unit (1,436 s.f.)	2	2	829	\$75.13
58	Teruel, Irene G	158-22-006 251 Castro	Nightclub (Opal)	3,836	77	77	4,340	\$1,722.63
59	KLF Limited Partnership	158-22-005 257 Castro	Office	6,095	20	20	2,434	\$502.87
60	KLF Limited Partnership	158-22-004 257 Castro	Total Offices Retail	8,484 7,396 1,088	25 6	31	4,562	\$812.93
61	King Shirley Trustee	158-22-003 271-273 Castro	Restaurant (Tea Era/Queen House) Outdoor Patio (Tea Era Seats)	1,750 24 Seats	18 10	28	3,500	\$707.94
62	Santa Teresa Associates	158-22-002 275-277 Castro	Total Retail Office	3,600 3,000 600	17 2	19	3,500	\$528.11
63	Topland Associate	158-22-001 279, 285, 293, 299 Castro 762, 774, 786 W. Dana	Retail	15,000	83	83	16,100	\$2,341.40
64	298 Castro Partners LLC	158-13-047 298 Castro	Restaurant (Nick) Apartments	1,500 2 Units	15 4	19	1,925	\$461.30
65	Topland Associates	158-13-046 292 Castro	Restaurant (Ice Kween)	2,247	22	22	1,423	\$499.94
66	MEZZETTA GIORGIO TRUSTEE	158-13-045 288 Castro	Restaurant (Mantra) Outdoor Seating (Mantra)	2,520 40	25 16	41	2,760	\$936.30

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67	Serovpeyan, Martin & Beatriz Trustee	158-13-048 826, 834 W. Dana	Personal Service	1,250	7	7	1,275	\$193.95
68	Dexter, Deborah M. et al Dexter, Albert S	158-13-049 838 W. Dana	Offices	1,775	6	6	2,427	\$222.84
69	MAH HOWARD S AND WANDA K YU TRUSTEE	158-13-050 842 W. Dana	Personal Services Apartment	1,944 1 Unit	11 2	13	2,867	\$381.37
70	MAH HOWARD S AND WANDA K YU TRUSTEE	158-13-051 854 W. Dana	Restaurant (Taqueria La Espuela) Outdoor Patio Private (Taqueria Seats)	1,388 6 Seats	14 2	16	1,844	\$397.92
71	Rutenburg, Maria Trustee	158-13-044 282 Castro	Total Personal Services Office	19,800 1,500 18,300	8 61	69	10,821	\$1,837.73
72	268 CASTRO LLC	158-13-043 268 Castro	Office	1,500	5	5	1,777	\$175.29
73	The 252 Castro Investment LLC	158-13-042 252-262 Castro	Total Retail Restaurant (Bonchon) Outdoor Patio (Bonchon Seats)	7,650 5,660 1,990 0 Seats	31 20 0	51	10,725	\$1,474.00
74	Lee David Don Et Al	158-13-041 240 - 246 Castro	Restaurant (ZhangLiang/Sushi Arashi) Outdoor Patio (ZhangLiang Seats) Outdoor Patio (Sushi Arashi Seats)	5,040 18 Seats 16 seats	50 14	64	6,149	\$1,539.62
75	236 CASTRO STREET LP	158-13-060 236 Castro	Total Office Restaurant (Mervyn's)	4,772 1,912 2,860	6 29	35	2,717	\$814.59
76	Astarea LLC	158-13-039 228 Castro	Total Nightclub (Monte Carlo) Restaurant	9,518 9,253 265	185 3	188	7,450	\$4,072.43
77	HENRY YU AND WENDY WANG FAMILY TRUST	158-13-038 220 Castro	Restaurant (Ume Tea) Outdoor Patio (Ume Seats)	2,300 12 Seats	23 5	28	2,800	\$678.24

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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
78	Bay Area Stronghold Properties LLC	158-13-059	Restaurant (Maison/QBB/Lanzhou Noodles)	3,240	32	54	5,005	\$1,291.29
		212-216 Castro	Outdoor Patio (QBB/Maison Seats)	55 Seats	22			
79	Leung Yee Enterprises Inc.	158-13-036 210 Castro	Retail (Hong Kong)	1,050	6	6	989	\$161.84
80	Odd Fellows Independent Order-- Mtn. View Lodge #244	158-13-035 200-206 Castro	Meeting Hall	4,312	36	36	2,107	\$808.69
81	Topland Associates	158-13-034 831-833 Villa	Personal Service	1,134	6	6	1,208	\$171.13
82	Jung Ja Kim LLC	158-13-033 841-845 Villa	Total	1,512		13	1,648	\$329.66
			Personal Service	504	3			
			Restaurant (Mi Fen)	1,008	10			
83	THOM LLC	158-13-032 853-857-859 Villa	Total	4,060		35	4,640	\$896.17
			Personal Service	1,353	8			
			Restaurant (Katsu/Pho)	2,707	27			
84	Kao Yo-Ju Trustee	158-13-053 895 Villa	Restaurant (Steins)	8,700	87	103	13,415	\$2,627.12
			Outdoor Patio (Stein Seats)	40 Seats	16			
85	City of Mountain View	158-13-052 2XX Bryant	Parking Lot #2		0			\$0.00
86	Villa Development Corp.	158-53-001/020 230 Bryant/933 Villa	Residential Condominiums	20 Units	0			
	All units were sold. Owner does not appear in existing County database.							
86a	Mirhoseini Azalia	158-53-001 Unit 1	Residence Condominium	1 Unit	2	2	945	\$80.05
86b	Lin, Michelle T Trust	158-53-002 Unit 2	Residence Condominium	1 Unit	2	2	945	\$80.05
86c	Le, Han Ngoc	158-53-003 Unit 3	Residence Condominium	1 Unit	2	2	1,260	\$93.41
86d	Nuzzolo Charles and Terry	158-53-004 Unit 4	Residence Condominium	1 Unit	2	2	1,260	\$93.41

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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
86e	Yang, Henry T Y and Dilling T L	158-53-005 Unit 5	Residence Condominium	1 Unit	2	2	1,260	\$93.41
86f	AJW Investments LLC	158-53-006 Unit 6	Residence Condominium	1 Unit	2	2	1,260	\$93.41
86g	Choi, David H Trustee	158-53-007 Unit 7	Residence Condominium	1 Unit	2	2	1,260	\$93.41
86h	Lee Ben Et Al Lee Ian Run-Cheng	158-53-008 Unit 8	Residence Condominium	1 Unit	2	2	1,260	\$93.41
86i	Braun, Eric K.	158-53-009 Unit 9	Residence Condominium	1 Unit	2	2	1,260	\$93.41
86j	Lee William L and Judie B Trustee	158-53-010 Unit 10	Residence Condominium	1 Unit	2	2	1,260	\$93.41
86k	Lin, David T and Kristin R	158-53-011 Unit 11	Residence Condominium	1 Unit	2	2	1,260	\$93.41
86l	Lee, Randy C. and Linzi M.	158-53-012 Unit 12	Residence Condominium	1 Unit	2	2	1,260	\$93.41
86m	Picasso, Dustin ET AL	158-53-013 Unit 13	Residence Condominium	1 Unit	2	2	945	\$80.05
86n	Lin, Jung and Theresa Trustee	158-53-014 Unit 14	Residence Condominium	1 Unit	2	2	1,125	\$87.69
86o	Yang, Henry T Y and Dilling T L	158-53-015 Unit 15	Residence Condominium	1 Unit	2	2	720	\$70.51
86p	AJW Investments LLC	158-53-016 Unit 16	Residence Condominium	1 Unit	2	2	1,125	\$87.69
86q	Kwan, Harry J. and Bernie C.	158-53-017 Unit 17	Residence Condominium	1 Unit	2	2	945	\$80.05
86r	Lee Family Trust	158-53-018	Residence	1 Unit	2	2	1,508	\$103.93

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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
		Unit 18	Condominium					
86s	Lee, Randy Trustee	158-53-019 Unit 19	Residence Condominium	1 Unit	2	2	945	\$80.05
86t	KWAN HARRY J AND BERNIE C TRU	158-53-020 Unit 20	Residence Condominium	1 Unit	2	2	698	\$69.57
87	Old Mountain View Properties LLC *Parcels 87, 88, 89, 90, 91 and 92 merged with recordation of the final map in 2013.	158-13-061 250 Bryant	Office	67,772	226	226	49,244	\$6,604.70
93	CITY OF MOUNTAIN VIEW	158-13-029 990-996 W. Dana	Apartments	3 Units	3	3	7,500	\$378.11
94a	Pestoni, Floriano and Maldavsky, Miriam	158-12-070 305 Franklin	Residential	1 Units	2	2	5,000	\$252.07
94b	Akalin Emre and Berna	158-12-071 315 Franklin	Residential	1 Units	2	2	5,000	\$252.07
95	LIM KAP SUP/LIM EUNYOUNG	158-12-034 975 W. Dana (951 W Dana St)	Total Personal Service Restaurant (Café Terrance)	3,570 1,100 2,470	6 25	31	5,000	\$831.52
96	Residential Condominiums	158-52-001/008 903-939 W. Dana	Residential Condominiums	8 Units				
96a	John and Jill Murphy	158-52-001 903 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.61
96b	LAI PETER TUCHEN AND CHEN CRYSTAL RHAN-TSOR	158-52-002 909 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.61
96c	Lim Kelvin Chenhao and Szeto Margaret	158-52-003 921 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.61
96d	6711 SABADO TARDE LLC	158-52-004 915 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.61
96e	Green Heather	158-52-005 927 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.61
96f	Widen Ilyssa and Johnson Nicholas	158-52-006	Residence	1 Unit	2	2	1,406	\$99.61

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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
		933 W. Dana	Condominium					
96g	Flider, Mark	158-52-007 945 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.61
96h	Wang, Cynthia	158-52-008 939 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.61
97	Scigliano Albert and Marie Trustee	158-52-030 310 Bryant	Residence Townhome	1 Unit	2	2	981	\$81.58
97a	Purple Sky Trust Solomennikov	158-52-031 318 Bryant	Residence Townhome	1 Unit	2	2	2,156	\$131.42
97b	Davidson Iain Trustee	158-52-032 316 Bryant	Residence Townhome	1 Unit	2	2	2,366	\$140.33
97c	Henck Steven and Orloff Glennis T	158-52-033 314 Bryant	Residence Townhome	1 Unit	2	2	2,328	\$138.72
97d	SCHAEFER ANNE MODRO & SCHAEFER STEVEN PAUL	158-52-034 312 Bryant	Residence Townhome	1 Unit	2	2	2,366	\$140.33
97e	2024 TRAUTMANN FAMILY TRUST	158-52-035 328 Bryant	Residence Townhome	1 Unit	2	2	1,780	\$115.47
97f	320 Bryant LLC	158-52-036 320 Bryant	Residence Townhome	1 Unit	2	2	2,124	\$130.07
99	Residential Condominiums	158-52-009/028 332-368 Bryant	Residential Condominiums 20 Units	20 Units	0			
*Parcels 98 and 99 merged with recordation of the final map in 2001. All units were sold. Owner owns 158-52-013.								
99a	Lee, Jessica	158-52-009 368 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.50
99b	Nayak Vishal and Marathe Neha	158-52-010 366 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.50
99c	Yu, Thomas	158-52-011 362 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.50

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99d	Tsai, Chia-Husn & Hsiu, Tsu	158-52-012 364 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.50
99e	Zielinski David S Trustee	158-52-013 332 Bryant	Residence Condominium	1 Unit	2	2	1,125	\$87.69
99f	Qian Minxue Trustee	158-52-014 330 Bryant	Residence Condominium	1 Unit	2	2	1,170	\$89.60
99g	Tseng Albert and Kuo Candace	158-52-015 336 Bryant	Residence Condominium	1 Unit	2	2	833	\$75.30
99h	Lin Bruce and Tsang Wai Ki Flavia	158-52-016 334 Bryant	Residence Condominium	1 Unit	2	2	833	\$75.30
99i	Yang Fan	158-52-017 360 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.50
99j	Bowden Carol Ann Trustee	158-52-018 358 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.50
99k	Mayer Jeremy F and Sanchez Eva	158-52-019 356 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.50
99l	Aiello Frank	158-52-020 354 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.50
99m	Lin, Daniel C ET AL	158-52-021 338 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.50
99n	Chang, Anthony Shih-Hong Wong, Wendy Wing	158-52-022 340 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.50
99o	Srivatsan Vinodhini	158-52-023 342 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.50
99p	MATHIAS AND NICHOLE AGOPIAN FAMILY TRUST	158-52-024 344 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.50
99q	CRONIN NIKKI MICHELE	158-52-025	Residence	1 Unit	2	2	1,125	\$87.69

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		350 Bryant	Condominium					
99r	Lai, Danny C Trustee Et Al Chang, Emily Trustee	158-52-026 348 Bryant	Residence Condominium	1 Unit	2	2	1,170	\$89.60
99s	ZHANG ZIXIAO AND WANG BING TRUSTEE	158-52-027 346 Bryant	Residence Condominium	1 Unit	2	2	833	\$75.30
99t	HUANG ALLEN PIN HSIU AND MOK JESSICA TRUSTEE	158-52-028 352 Bryant	Residence Condominium	1 Unit	2	2	833	\$75.30
100	Morales Calbry LLC	158-12-041 380 Bryant	Vacant Lot	N/A	0	0	6,973	\$295.81
101	Morales Calbry LLC	158-12-039 380 Bryant	Vacant Lot	N/A	0	0	7,500	\$318.17
102	Morales Calbry LLC	158-12-040 380 Bryant (California St)	Vacant Lot	N/A	0	0	6,042	\$256.31
103	City of Mountain View	158-12-051 850 California	Parking Lot #3		0	0		\$0.00
104	303 BRYANT PROPERTY OWNER LLC	158-12-050 303 Bryant	Office	56,250	188	188	17,591	\$4,502.64
105	HON Management Inc	158-12-052 300 - 304 Castro	Restaurant (Crepevine & Mongolian BBQ) Outdoor Patio (Crepevine, Mongolian Seats)	4,472 54 Seats	45 22	67	8,700	\$1,707.79
106	Hass, Evon K Trustee Et Al Robertson, Marilyn C	158-12-053 312 & 324 Castro	Retail (East West Books)	14,850	83	83	13,050	\$2,212.02
107	WAGNER LOUIS J TRUSTEE	158-12-054 340 Castro	Retail (Ava's) Outdoor Patio (Ava's seats)	10,903 44 Seats	61 18	79	9,280	\$1,972.16
108	KWAN JOHN C AND SUSAN T ET AL	158-12-055 360 Castro 364, 368 Castro	Total Personal Service Restaurant (vacant)	7,823 726 7,097	 4 71	75	11,250	\$1,975.81
109	Capitina Michael	158-12-056	Office	1,500	5	5	3,750	\$258.99

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		372 Castro						
110	SAGUARO MANAGEMENT LLC	158-12-057 380 Castro	Office	1,050	4	4	2,250	\$175.37
111	M DESIGNS PROPERTIES LLC	158-12-058 382 Castro	Office	1,050	4	4	2,250	\$175.37
112	M DESIGNS PROPERTIES LLC	158-12-059 384 Castro	Office	1,400	5	5	3,000	\$227.17
113	MOULDS 500 FORBES ASSOCIATES LLC	158-12-060 800 California	Total Retail Office Restaurant (Limon) Outdoor Patio (Limon seats)	25,100 1,500 18,600 5,000 32 Seats	8 62 186 13	269	8,276	\$5,725.92
114	383 Castro Street LLC	158-23-034 383 Castro	Restaurant (Ludwigs) Outdoor Seating (Ludwig's)	1,500 156 outside seats	15 62	77	8,580	\$1,902.50
115	756 California LLC	158-23-082 756 California	Personal Service	2,440	14	14	2,460	\$384.09
116	Contento, George & Rose M Trust	158-23-035 361 Castro 369, 375 Castro	Total Retail Personal Service	4,650 3,100 1,550	16 9	25	6,938	\$793.84
117	TU MING TANE	158-23-036 357 Castro	Total Personal Service Office Restaurant (Sakoon, Rumble Fish) Outdoor Seating (Sakoon)	12,035 600 4,335 7,100 30	3 14 71 12	100	12,259	\$2,518.13
118	Farley David E Trustee	158-23-037 345 Castro	Retail (Fireplace Elements)	5,000	28	28	6,750	\$845.81
119	Farley David E Trustee	158-23-038 341 Castro	Total Restaurant (Café Baklava) Outdoor Patio (Café Seats) Medical office	3,340 2,710 30 Seats 630	27 12 4	43	2,700	\$973.71
120	329 Castro St Associates LLC	158-23-100 331 Castro	Total Office Wine Bar (Rootstock)	4,125 2,955 500	10 5	33	4,532	\$851.62

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			Outdoor Patio (Rootstock Seats)	46 Seats	18			
121	Mills Leslie K Trustee Et Al	158-23-083	Total	18,500		103	10,333	\$2,496.37
		321 Castro	Office	9,250	31			
		315, 317, 319 Castro	Retail (Books)	6,350	35			
			Restaurant (Paris)	2,900	29			
	Note: parcels 122 and 123 were combined during 1994/95; former APN's are 158-23-040 & 158-23-041. There is no longer a parcel 122.		Outdoor Patio (Paris Seats)	19 Seats	8			
123	SHP Castro LLC	158-23-042	Total	8,814		31	7,800	\$950.30
		301 Castro	Office	7,872	26			
		747 W Dana St	Retail	942	5			
124	Wu Cheery & Kyo-Ko Trustee	158-23-029	Restaurant (Kakaroto)	2,800	28	28	3,120	\$691.82
		743 W. Dana						
125	AJL Investment Group LLC	158-23-030	Auto Service	2,920	16	16	9,960	\$742.22
		705 W. Dana						
		725 W Dana						
126	City of Mountain View	158-23-031	Parking Lot #6		0			\$0.00
		3XX Hope						
127	JONES JAMES CARROLL JR TRUSTEE ET AL	158-23-032	Apartments	6 Units	6	6	6,300	\$387.14
		392 Hope						
128	Dana Properties LLC	158-23-019	Total	6,700		45	11,250	\$1,376.39
		607 W. Dana	Personal Service	4,900	27			
		617, 619, 621, 633 W Dana	Restaurant	1,800	18			
129	Pacific Bell	158-23-028	Public Utility	60,161	241	241	46,705	\$6,796.70
		305 Hope						
130	United Methodist Church	158-23-045	Church	8,750	51	0	14,000	\$593.91
		748 Mercy						
131	City of Mountain View	158-23-044	Parking Lot #7					\$0.00
		4XX Hope						
132	PAU-BROKAW LLC	158-23-043	Office	10,817	36	36	12,600	\$1,253.83
		707 California						
133	Stratford Carol A Truste	158-23-048	Total	30,500		182	16,411	\$4,332.70
		401 Castro	Restaurant (Scratch)	9318	93			
			Outdoor Patio (Scratch Seats)	46 seats	18			

ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2025-26
Assessment Roll

#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
			Office	21184	71			
134	LING WONG AND DAVID WONG FAMILY PARTNERS	158-23-047	Total	15,947		99	29,845	\$3,244.19
		421 - 485 Castro	Office	7750	26			
			Medical Office	2200	12			
			Retail	1275	7			
			Restaurant (Casa)	4722	47			
			Restaurant (Casa seats)	18 Seats	7			
135	Mountain View Professional	158-23-046	Total	7640		32	9,600	\$1,046.64
		495 Castro	Medical Office	3000	17			
			Office	4640	15			
136*	Gerald & Shirley Giusti Living Trust	158-21-003	Residence	1,386	2	2	800	\$73.90
		759-B Villa						
137*	Liew, Kwang S & Desiree K Trustee	158-21-001	Office	2,050	7	7	1,183	\$190.05
		759-A Villa						
138	Sandpatt LLC	158-22-010	Office	7,549	25	25	3,379	\$642.86
		200 Blossom						
					5,987.00	5,936.00	942,903.00	\$158,606.00
					Parking required	Total Parking Required**	Land Area (sq. ft.)	Total Assessment

BASIS FOR ASSESSMENT:

75%-Parking Spaces
25%-Land Area
Total

\$118,606
\$40,000
\$158,606

\$19.98079515
\$0.042422179

Dollars per required parking space
Dollars per square foot of land area

Notes:

* Indicates a condominium lot where the land area is prorated based upon the number and size of condominium lots. The term "outside seats" refers to outdoor restaurant seats on private property and public property, for which a different parking standard applies in the Zoning Ordinance than for indoor seating.

** For Assessment Parcel No. 130, a credit will be given for the land use component to offset services provided to the community. The number of parking spaces assigned to the existing land use on Assessment Parcel No. 130 is zero (0).

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2025-26**

APPENDIX A – OFF STREET PARKING REQUIREMENTS

APPENDIX A - OFF STREET PARKING REQUIREMENTS

SEC. 36.32.50. - Required number of parking spaces.

Each land use shall provide the minimum number of off-street parking spaces required by this Section, inclusive of accessible and electric vehicle (EV) charging spaces required per Chapter 8 of the city code.

- a. **Uses not listed.** Land uses not specifically listed in subsection c below shall provide parking as required by the zoning administrator. In determining appropriate off-street parking requirements, the zoning administrator shall use the requirements of subsection c below as a general guide in determining the minimum number of off-street parking spaces necessary to avoid undue interference with public use of streets and alleys.
- b. **Exemptions.**
 1. **Parking requirements near major transit stops.**
 - (a) No minimum number of parking spaces is required for residential or nonresidential development on properties located within one-half (1/2) mile of a major transit stop as defined in Section 21155 of the Public Resources Code, unless the city makes written findings in accordance with Government Code Section 65863.2 (b).
 - (b) Subsection (a) above shall not apply to a project where any portion is designated for use as a hotel (except a residential hotel as defined in Section 50519 of the Health and Safety Code), motel, bed and breakfast inn or other transient lodging (i.e., short-term rentals), which shall instead meet the minimum number of parking spaces required for each applicable use in subsection c (Parking requirements by land use), below. Notwithstanding subsection (a), an event center shall provide parking as required for employees and other workers.
 - (c) Any new development exempt from minimum parking standards per Government Code Section 65863.2 must provide electric vehicle equipment-installed parking spaces or parking spaces that are accessible to persons with disabilities that would have otherwise applied to the development as required by Government Code Section 65863.2(f).
 - (d)

APPENDIX A - OFF STREET PARKING REQUIREMENTS

If parking is provided voluntarily under subsection (a), the city may impose requirements for car-share vehicles, require spaces for public use or require parking owners to charge for parking.

2. Moffett Boulevard general plan change area.

- (a) No minimum number of parking spaces is required for the residential component of any development in the Moffett Boulevard general plan change area.

- c. **Parking requirements by land use.** The following minimum number of parking spaces shall be provided for each use:

REQUIRED PARKING BY LAND USE

Land Use Type	Vehicle Spaces Required	Bicycle Spaces Required
Manufacturing and General Industrial		
Manufacturing and industrial, general	1 space for each 250 sq. ft. of gross floor area plus 1 space for each vehicle operated in connection with each on-site use	5 percent of vehicle spaces

APPENDIX A - OFF STREET PARKING REQUIREMENTS

Recycling facilities	Space shall be provided for the anticipated peak load of customers to circulate, park and deposit recyclable materials. If the facility is open to the public, an on-site parking area shall be provided for a minimum of 10 customers at any one time	None
	1 employee parking space shall be provided on-site for each commercial vehicle operated by the processing center	5 percent of vehicle spaces
Recreation, Education, Public Assembly Uses		
Child day-care centers	1 space for each employee, plus 1 space for every 15 children for visitor parking and drop-off areas	2 percent of vehicle spaces
Churches, mortuaries	1 space for each 170 sq. ft. of gross floor area	5 percent of vehicle spaces for churches; 2 spaces for mortuaries
Indoor recreation and fitness centers		
Arcades	1 space for each 200 sq. ft. of gross floor area	5 percent of vehicle spaces
Bowling alleys	Parking study required	

APPENDIX A - OFF STREET PARKING REQUIREMENTS

Dance halls	Parking study required	None
Health/fitness clubs	1 space for each 200 sq. ft. of gross floor area	5 percent of vehicle spaces
Libraries and museums	Parking study required	5 percent of vehicle spaces
Membership organizations	1 space for every <u>3.5</u> fixed seats	5 percent of vehicle spaces
Pool and billiard rooms	<u>2.5</u> spaces for each table	5 percent of vehicle spaces
Schools	Parking study required	Parking study required
Studios for dance, art, etc.	1 space for each 2 students	5 percent of vehicle spaces
Tennis/racquetball courts	Parking study required	5 percent of vehicle spaces
Theaters and meeting halls	1 space for every <u>3.5</u> fixed seats	5 percent of vehicle spaces
Residential Uses		
Accessory dwelling units	1 space per unit, except if compliant with <u>Section 36.12.75</u>	None

APPENDIX A - OFF STREET PARKING REQUIREMENTS

Affordable housing development (100% affordable units, excluding manager units)	No minimum required	1 space per unit; and 1 space per 20 units for guests
Dual urban opportunity development	1 covered space per unit, except if compliant with <u>Section 36.13.75</u> .	None

APPENDIX A - OFF STREET PARKING REQUIREMENTS

Multi-family dwellings	Studio unit	<u>1.5</u> spaces per unit, 1 space shall be covered	1 space per unit (refer to <u>Section 36.32.85 a.1)</u>)
	1-bedroom unit less than or equal to 650 sq.ft.	<u>1.5</u> spaces per unit, 1 space shall be covered	
	1-bedroom unit greater than 650 sq.ft.	2 spaces per unit, 1 space shall be covered	
	2 bedrooms or more	2 spaces per unit, 1 space shall be covered	
	Guest	15 percent of the parking spaces required for the project shall be conveniently located for guest parking. The zoning administrator may increase the parking requirement to 2.3 spaces per unit if needed to ensure adequate guest spaces	1 space per 10 units

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APPENDIX A - OFF STREET PARKING REQUIREMENTS

Rooming and boarding houses	Parking study required		Parking study required
Rowhouse developments	Studio unit	<u>1.5</u> spaces per unit, 1 space shall be covered	1 space per unit
	1-bedroom or more	2 covered spaces	
	Guest	Guest parking shall equal, in total, an additional 0.3 space for each unit	
Senior congregate care housing	<u>1.15</u> spaces per unit; half the spaces shall be covered		2 percent of vehicle spaces
Senior care facility	Parking study required		Parking study required
Single-family housing and each dwelling unit in a duplex	2 spaces, 1 of which shall be covered		None
Single-room occupancies	1 space per dwelling unit; plus 1 for every nonresident employee. Reduction of up to 0.50 space per unit may be granted through the conditional use permit process		1 space per 10 units

APPENDIX A - OFF STREET PARKING REQUIREMENTS

Small-lot, single-family developments	2 spaces, one of which shall be covered, and 0.50 guest space per unit		None
Townhouse developments	Per unit	2 spaces, one shall be covered	1 space per unit
	Guest	Guest parking shall equal in total an additional 0.6 space for each unit, for an aggregate ratio of <u>2.6</u> spaces for each unit	
Retail Trade			
Auto, mobile home, vehicle and parts sale	1 space for each 450 sq. ft. of gross floor area for showroom and office, plus 1 space for each 2,000 sq. ft. of outdoor display area, plus 1 space for each 500 sq. ft. of gross floor area for vehicle repair, plus 1 space for each 300 sq. ft. of gross floor area for the parts department		5 percent of vehicle spaces
Furniture, furnishings and home equipment stores	1 space for each 600 sq. ft. of gross floor area		5 percent of vehicle spaces

APPENDIX A - OFF STREET PARKING REQUIREMENTS

Plant nurseries	Parking study required	Parking study required
Restaurants, Cafés, Bars, Other Eating/Drinking Places		
Take-out only	1 space for each 180 sq. ft. of gross floor area	
Fast food (counter service)	1 space for each 100 sq. ft.; minimum 25 spaces	5 percent of vehicle spaces
Table service	1 space for each <u>2.5</u> seats or 1 space for each 100 sq. ft. of gross floor area, whichever is greater	
Outdoor seating	1 space for each <u>2.5</u> seats	
Retail Stores		
General merchandise	1 space for each 180 sq. ft. of gross floor area	5 percent of vehicle spaces
Warehouse retail	Parking study required	Parking study required
Service stations	1 space for each 180 sq. ft. of gross floor area	None
Shopping centers	1 space for each 250 sq. ft. of gross floor area	5 percent of vehicle spaces
Service Uses		

APPENDIX A - OFF STREET PARKING REQUIREMENTS

Animal service establishment	1 space for each 200 sq. ft. of gross floor area	2 percent of vehicle spaces
Banks and financial services	1 space for each 300 sq. ft. of gross floor area, plus 1 space per ATM	5 percent of vehicle spaces
Hotels and motels	1 space for each guest room, plus 1 space for each 2 employees, plus as required for ancillary uses	2 percent of vehicle spaces
Medical Services		
Clinics, offices, labs, under 20,000 square feet	1 space for each 150 sq. ft. of gross floor area	5 percent of vehicle spaces
Clinics, offices, labs, greater than 20,000 square feet	1 space for each 225 sq. ft. of gross floor area	2 percent of vehicle spaces
Extended care	1 space for each 3 beds, plus 1 space for each employee	
Hospitals	1 space for each patient bed	
Offices, administrative, corporate, research and development	1 space for each 300 sq. ft. of gross floor area	5 percent of vehicle spaces

APPENDIX A - OFF STREET PARKING REQUIREMENTS

Personal services	1 space for each 180 sq. ft. of gross floor area	5 percent of vehicle spaces
Vehicle washing	Parking study required	None
Repair and Maintenance—Vehicle		
Lube-n-tune	2 spaces per service bay	None
Repair garage	5 spaces, plus 1 space for each 200 sq. ft. of gross floor area	None
Storage, personal storage facilities	1 space for each 2,000 sq. ft. of gross floor area plus 2 spaces for any resident manager	None
Warehousing and data centers	1 space for each 500 sq. ft. of gross floor area plus 1 space for each company vehicle	5 percent of vehicle spaces

(Ord. No. 18.13, § 1, 12/10/13; Ord. No. 3.17, § 5, 4/25/17; Ord. No. 5.18, § 8, 4/24/18; Ord. No. 20.19, § 8, 12/10/19; Ord. No. 7.20, § 5, 6/23/20; Ord. No. 4.22, § 26, 4/12/22; Ord. No. 01.2024, § 24, 1/23/24; Ord. No. 10.2024, § 2, 12/10/24.)

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**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2025-26**

APPENDIX B – RENEWAL LETTER



COMMUNITY DEVELOPMENT DEPARTMENT
ECONOMIC DEVELOPMENT DIVISION
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
650-903-6457 | MountainView.gov

April 4, 2025

ANNUAL RENEWAL OF THE DOWNTOWN PARKING MAINTENANCE ASSESSMENT DISTRICT (PARKING DISTRICT)

Dear Downtown Property Owner:

The City of Mountain View is undertaking the annual renewal of the Downtown Parking Maintenance Assessment District (Parking District). The Parking District has been in existence since 1979 and supports the continued maintenance and operations of downtown public parking facilities. Downtown property owners created the Parking District (Enclosure—Parking District Map) under the premise that both commercial and residential properties in the Parking District benefit equally from the provision and maintenance of public parking facilities regardless of the use and location of the property relative to the public parking facilities and the amount of a parking provided on-site.

The purpose of the renewal is to approve the annual assessments through a City Council meeting on May 13, 2025. Each year since 1979, the assessment formula has been uniformly applied to all property owners within the Parking District. The formula is based 75% on land use parking demand and 25% on parcel area. Any increase to the fixed annual total Parking District assessment amount of \$158,606, an expansion of the Parking District's boundaries, or a modification of the formula would trigger the requirement for a Parking District-wide vote. Staff is recommending the total assessment, formula, and Parking District boundaries remain the same as the previous year.

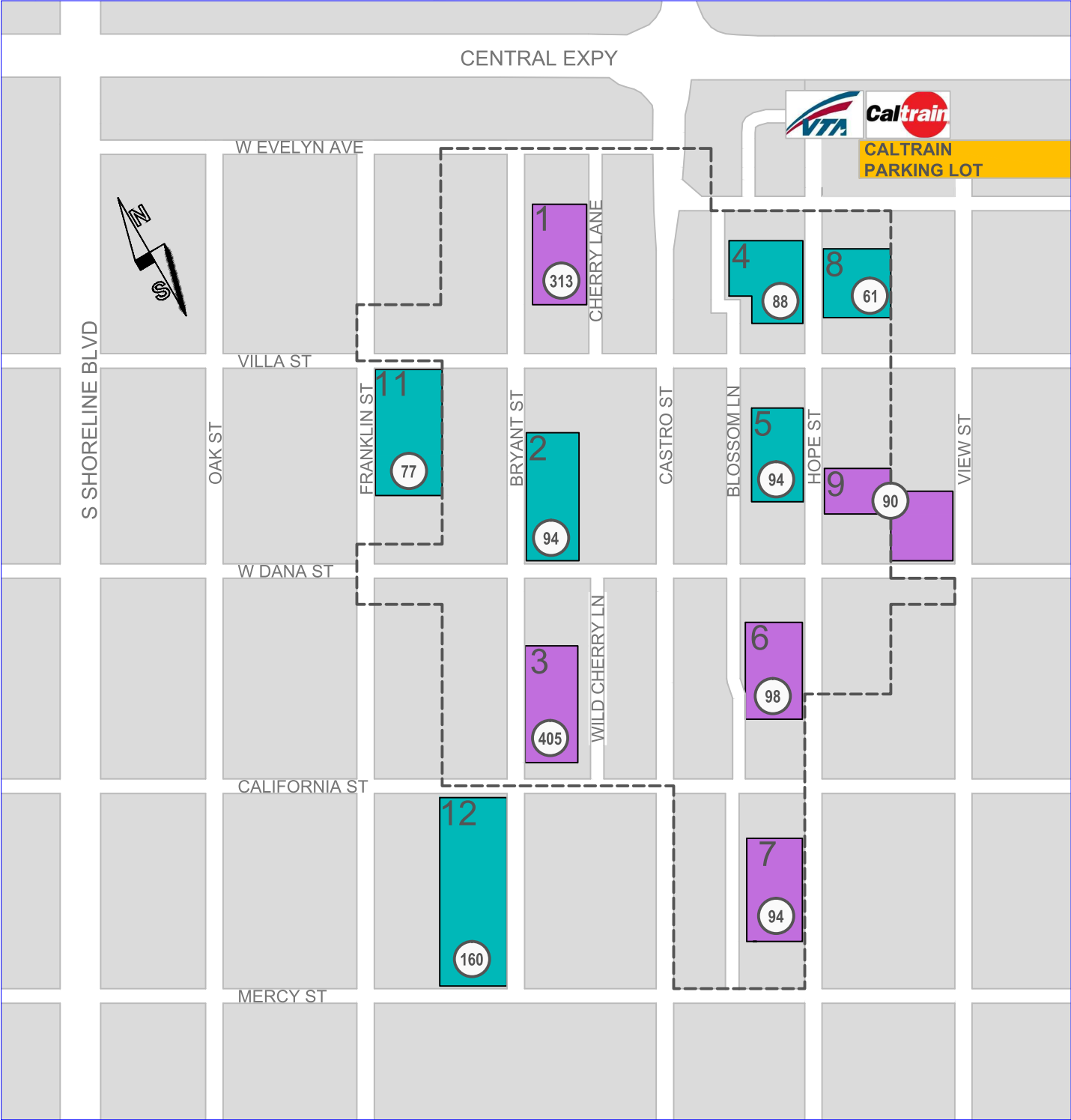
The Parking District continues to fund the maintenance and operations of the downtown public parking system, and the Parking District also funds the continued implementation of downtown parking projects. Current projects include the implementation of the Downtown Parking Strategy. For more information about downtown parking, visit our website, <https://econdev.mountainview.gov/downtown/downtown-parking-permits>. If you have any questions or need additional information, contact Amanda Rotella at amanda.rotella@mountainview.gov or 650-903-6471. Thank you for your continued support in making downtown Mountain View successful.

Sincerely,

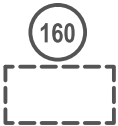
Amanda Rotella
Acting Economic Vitality Manager

Enclosure: 1. Parking District Map

DOWNTOWN PARKING FACILITIES



- PERMIT PARKING ALLOWED
- PERMIT PARKING NOT ALLOWED
- CALTRAIN STATION
- VTA STATION

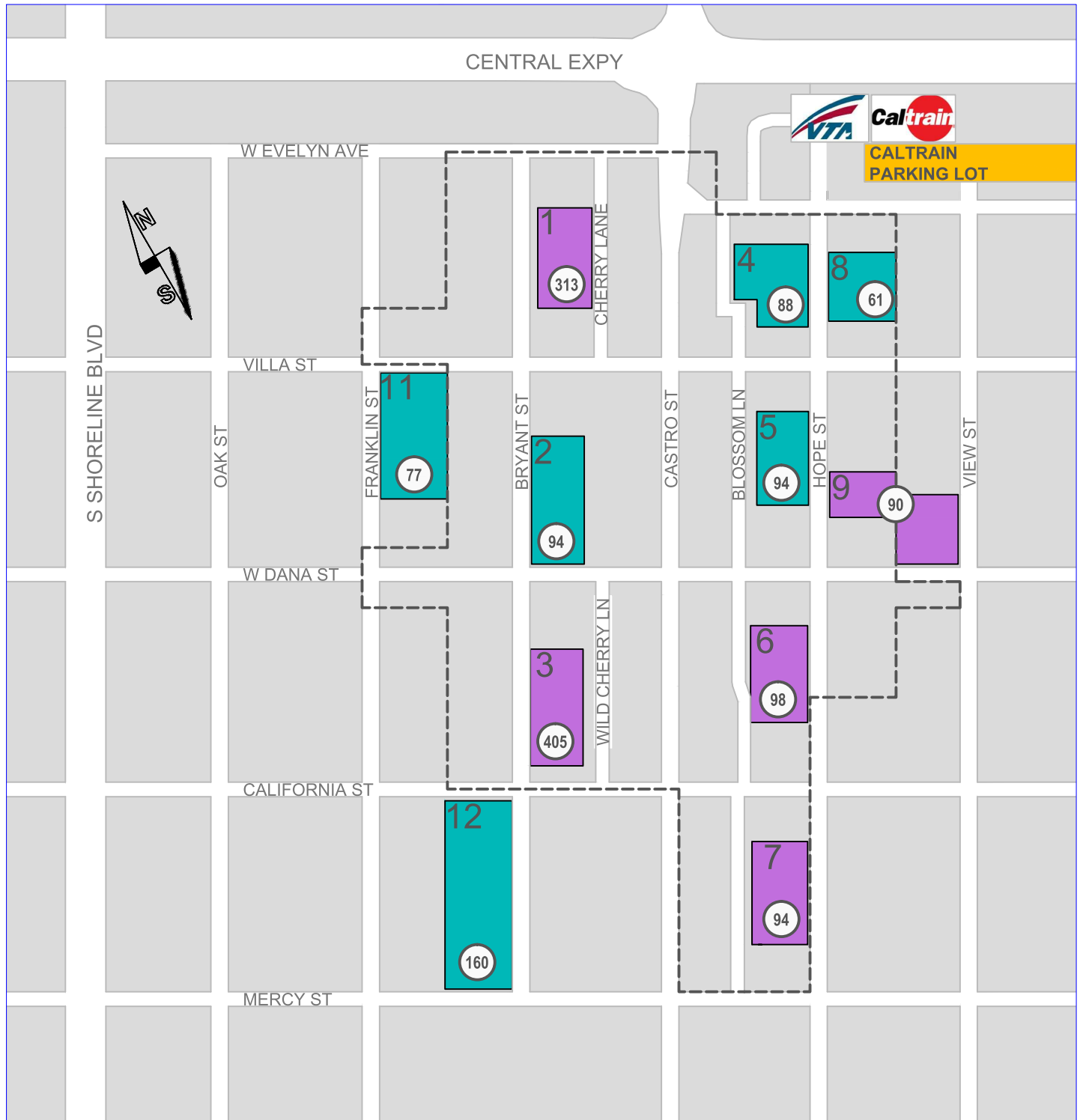


- NUMBER OF SPACES IN LOT
- PARKING DISTRICT BOUNDARY

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2025-26**

APPENDIX C – ASSESSMENT DISTRICT MAP

DOWNTOWN PARKING FACILITIES



PERMIT PARKING ALLOWED

PERMIT PARKING NOT ALLOWED

CALTRAIN STATION

VTA STATION

160

NUMBER OF SPACES IN LOT



PARKING DISTRICT BOUNDARY